

**ZB# 98-15**

**Brendan DeMilt**

**73-2-16**

Prelim.

April 27, 1998

Deedlet  
Photos here &  
Notice to Sentinel it  
Jess it.

Public Hearing:

June 8, 1998.

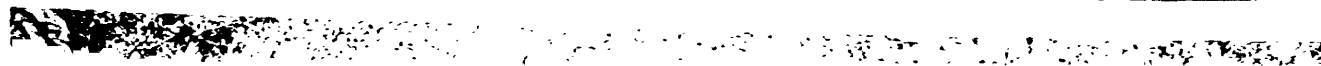
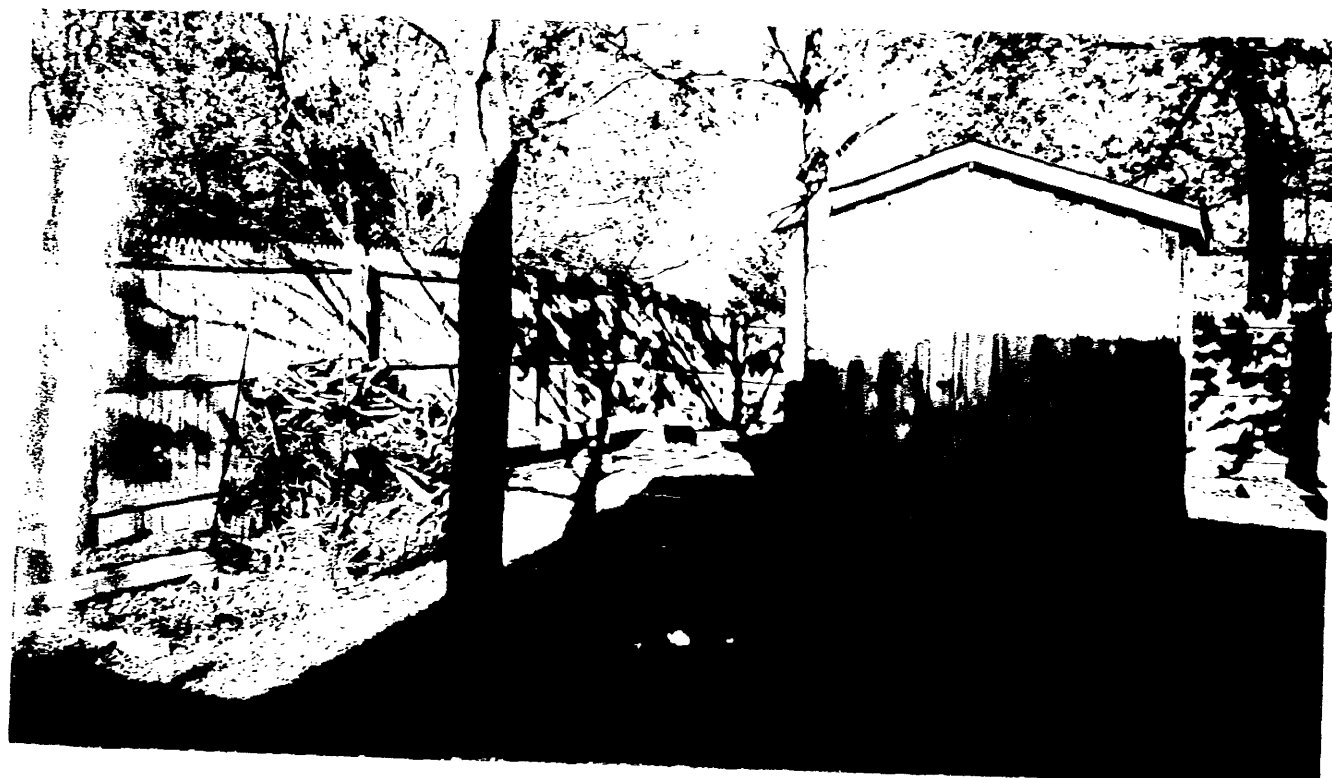
Approved - 4-0.

Refund: \$ 207.50

#98-15 - Demilt, Brendan

Area

73-2-16.





#98-15 - DeMitt, Brendan

ma  
73-2-16

DATE May 11, 1998 RECEIPT 297711

RECEIVED FROM Brendan DeMitt

Address Fifty and 00/100 50.00

FOR Joining Board Variance #98-15

| ACCOUNT           |  | HOW PAID    |       |
|-------------------|--|-------------|-------|
| BEGINNING BALANCE |  | CASH        | 50.00 |
| AMOUNT PAID       |  | CHECK       | 50.00 |
| BALANCE DUE       |  | MONEY ORDER |       |

Tolson Clerk  
Dorothy H. Hargis

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Demilt, Brendan  
\_\_\_\_\_  
\_\_\_\_\_

FILE# 98-15

RESIDENTIAL: \$50.00  
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA ☒

USE ☐

APPLICATION FOR VARIANCE FEE ..... \$ 50.00 paid 5/8/98  
# 6679

ESCROW DEPOSIT FOR CONSULTANT FEES ..... \$ 300.00 paid 5/8/98  
# 6678.

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 4/27/98-3 \$ 13.50  
2ND PRELIMINARY- PER PAGE 4/8/98-2 \$ 9.00  
3RD PRELIMINARY- PER PAGE ..... \$ \_\_\_\_\_  
PUBLIC HEARING - PER PAGE ..... \$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) PER PAGE ..... \$ \_\_\_\_\_  
TOTAL ..... \$ 22.50

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: ..... 4/27/98 \$ 35.00  
2ND PRELIM. .... 4/8/98 \$ 35.00  
3RD PRELIM. .... \$ \_\_\_\_\_  
PUBLIC HEARING ..... \$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) ..... \$ \_\_\_\_\_  
TOTAL ..... \$ 70.00

MISC. CHARGES:

..... \$ \_\_\_\_\_  
TOTAL ..... \$ 92.50

LESS ESCROW DEPOSIT ..... \$ 300.00  
(ADDL. CHARGES DUE) ..... \$ \_\_\_\_\_  
REFUND DUE TO APPLICANT. \$ 407.50

Refund.

Date 6/22....., 1998.

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Brendan de Milt DR.

336 Nina Street

Charge: ZBA

[illegible]

Brendan deMilt  
Susan deMilt  
336 Nina St.  
New Windsor, NY 12553

May 7 1998

6678

29-1/213

Pay To The Order Of Town of New Windsor \$ 300.  
Three Hundred Dollars Dollars

FLEET BANK  
VAILS GATE 27522  
VAILS GATE NY 12564

For Memor #98-15260

Brendan deMilt

⑆021300019⑆ 52250 03906⑈ 6678

Brendan deMilt  
Susan deMilt  
336 Nina St.  
New Windsor, NY 12553

May 7 1998

6679

29-1/213

Pay To The Order Of Town of New Windsor \$ 50.-  
Fifty Dollars Dollars

FLEET BANK  
VAILS GATE 27522  
VAILS GATE NY 12564

For Memor #98-15261

Brendan deMilt

⑆021300019⑆ 52250 03906⑈ 6679



-----X  
In the Matter of the Application of

**BRENDAN DEMILT**

**MEMORANDUM OF  
DECISION GRANTING  
AREA VARIANCE**

#98-15.  
-----X

**WHEREAS, BRENDAN DEMILT**, residing at 336 Nina Street, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 9 ft. side yard and 9 ft. rear yard variance for existing shed located at the above address in an R-4 zone; and

**WHEREAS**, a public hearing was held on the 8th day of June, 1998 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared on behalf of himself for this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a one-family home located in a neighborhood containing one-family homes in an R-4 zone.

(b) There is an existing shed on the premises. The shed in the rear of the property was constructed in 1984. At that time the Applicant was told by the then New Windsor Building Inspector that he did not need a building permit.

(c) The present location of the shed is in the most practical place available on the property.

(d) The property is not on top of any easements, for water, sewer or otherwise.

(e) The shed does not interfere with any course of water drainage or cause any ponding or collection of water.

(f) The shed is similar to other sheds in the neighborhood.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations but nevertheless is warranted.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

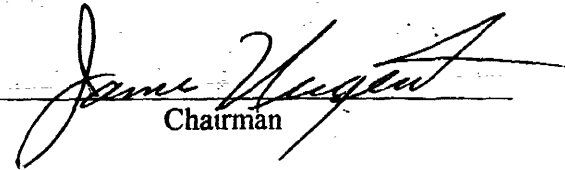
**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 9 ft. rear yard and 9 ft. side yard variances for existing shed located at 336 Nina Street in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 10, 1998.

  
Chairman

Date 6/18/98, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ..... DR.

Frances Roth  
168 N. Drury Lane  
Newburgh, N.Y. 12550

DATE

CLAIMED

ALLOWED

|        |                           |        |  |  |
|--------|---------------------------|--------|--|--|
| 6/8/98 | Zoning Board              | 7.500  |  |  |
|        | Misc - 2                  |        |  |  |
|        | <del>Board</del> Mays - 7 |        |  |  |
|        | Bloomer - 5               |        |  |  |
|        | Aunzo/Smith - 5           |        |  |  |
|        | Torrey - 5                |        |  |  |
|        | Walke - 3                 |        |  |  |
|        | Demilt - 2                |        |  |  |
|        | Weller - 2                | 139.50 |  |  |
|        | 31                        |        |  |  |
|        |                           | 214.50 |  |  |
|        |                           |        |  |  |
|        |                           |        |  |  |

DEMILT, BRANDAN

MR. NUGENT: Request for 9 ft. side yard and 9 ft. rear yard variances for existing shed located at 336 Nina Street in an R-4 zone.

Mr. Brandon deMilt appeared before the board for this proposal.

MR. NUGENT: Let the record show there's no one in the audience.

MS. BARNHART: Although we sent out 71 notices that was on May 11, 1998.

MR. NUGENT: Just explain briefly what you told us at the preliminary.

MR. DEMILT: I have a shed that was, well, actually I came to the, to see the building inspector 14 years ago to ask him about the shed. At the time, he told me I didn't need a building permit since it was on blocks but to make sure it's on your property. I refinanced my house in 1987, I got a home equity loan a few years later, I got a variance for an addition, I put in a pool last year, nobody ever caught any of it. I went to refinance this year, cause I have my older one getting ready to go for college so we're doing the refinance thing and it came up as a violation and what I have done in the meantime so I could close and get my mortgage, I had a contractor move the shed a few feet into the yard just so we can pass and be legal and now what I am looking to do is put the shed back in the corner inside the fence where it has been for the last 14 years. And I brought you pictures, last time I brought you a copy of my survey from 1987 showing where the shed has been all these years and I requested 9 foot, just the side fence is actually between six inches and a foot inside my property, the rear fence is approximately three feet cause there's a stone wall that we didn't want to mess with. I went for the one foot because I didn't want to put it there and find out I didn't take the overhang into account, I wanted to be safe.

MR. NUGENT: Same guy that did the survey was the same guy that gave him this.

MR. KRIEGER: Do you have municipal water and sewer?

MR. DEMILT: Yes, it is.

MR. KRIEGER: The shed isn't over the top of any easement?

MR. DEMILT: No. As far as I know, the only easement is the ten feet in the front.

MR. KRIEGER: As long as the shed isn't over the top of it?

MR. DEMILT: No.

MR. KRIEGER: It doesn't affect the course of water drainage, either alter it or cause any ponding of water?

MR. DEMILT: No.

MR. KRIEGER: Are there other similar sheds in the neighborhood?

MR. DEMILT: Yes, there is a shed, the house right behind me has a wooden shed also.

MR. TORLEY: I move we set up Mr. deMilt for his requested variances for approval of a variance.

MR. REIS: Second it.

ROLL CALL

|            |     |
|------------|-----|
| MS. OWEN   | AYE |
| MR. REIS   | AYE |
| MR. TORLEY | AYE |
| MR. NUGENT | AYE |

**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

**DATE: 4/16/98**

**APPLICANT: Brendan Demilt  
336-536 Nina Street  
Newburgh, New York 12553**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 4/16/98**

**FOR : Existing shed**

**LOCATED AT: 336 Nina Street**

**ZONE: R-4**

**DESCRIPTION OF EXISTING SITE: 73-2-16**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

- 1. Existing shed does not meet minimum rear and side yard set backs.**

  
BUILDING INSPECTOR

PERMITTED 10'

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE: 48-14-A-1-B

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

REQ'D. SIDE YD:

1'

9'

REQD. TOTAL SIDE YD:

REQ'D REAR YD:

1'

9'

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

**IMPORTANT**

**YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION**

**RECEIVED**

APR 15 1998

**BUILDING DEPARTMENT**

Inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Make an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job, one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any work must be reinspected after correction.

When excavating is complete and footing forms are in place (before pouring.)  
Foundation inspection. Check here for waterproofing and footing drains.  
Inspect gravel base under concrete floors and under slab plumbing.  
When framing is completed and before it is covered from inside and plumbing rough-in.  
Foundation.  
Piping final and final. Have on hand electrical inspection data and final certified plot plan. Building is to be completed this time. Well water test required and engineer's certification letter for septic system required.  
Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.  
\$.00 charge for any site that calls for the inspection twice.  
Permit number must be called in with each inspection.  
There will be no inspections unless yellow permit card is posted.  
Other permits must be obtained along with building permits for new houses.  
Electric permit must be submitted with engineer's drawing and perc test.  
All opening permits must be obtained from Town Clerk's office.  
Building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

PLEASE PRINT CLEARLY

FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Premises

Brendan deMilt

336 Nina St

Phone

914-561-5843

Address

Same

Architect

N/A

Phone

Contractor

Phone

Whether applicant is owner, lessee, agent, architect, engineer or builder

Is applicant a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

Box

FOR OFFICE USE ONLY

Building Permit # \_\_\_\_\_

at street is property located? On the East side of Nina St  
(N,S,E or W)  
\_\_\_\_\_ feet from the intersection of \_\_\_\_\_

or use district in which premises are situated \_\_\_\_\_ Is property a flood zone?  
\_\_\_\_\_

Map Description: Section 73 Block 2 Lot 16

Existing use and occupancy of premises and intended use and occupancy of proposed construction.

Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒ Shed

corner lot? No

sions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

elling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_  
ating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_ Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_  
If Garage, number of cars \_\_\_\_\_

ness, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

Estimated cost \_\_\_\_\_ Fee \_\_\_\_\_

School District \_\_\_\_\_ To be Paid on this Application

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the Issuance of Certificate of Occupancy.

1 / 19

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**  
**Pursuant to New York State Building Code and Town Ordinances**

Building Inspector: Michael L. Babcock  
C. Inspector: Frank Lisi  
Windsor Town Hall  
Union Avenue  
Windsor, New York 12553  
563-4618  
563-4693 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

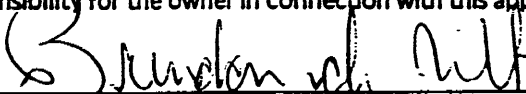
**REFER TO:**

Planning Board ☐ Highway Dept ☐ Sewer ☐ Water ☐ Zoning Board of Appeals ☐

**INSTRUCTIONS**

This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.  
Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and a detailed description of layout of property must be drawn on the diagram which is part of this application.  
This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.  
The work covered by this application may not be commenced before the issuance of a Building Permit.  
Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.  
No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

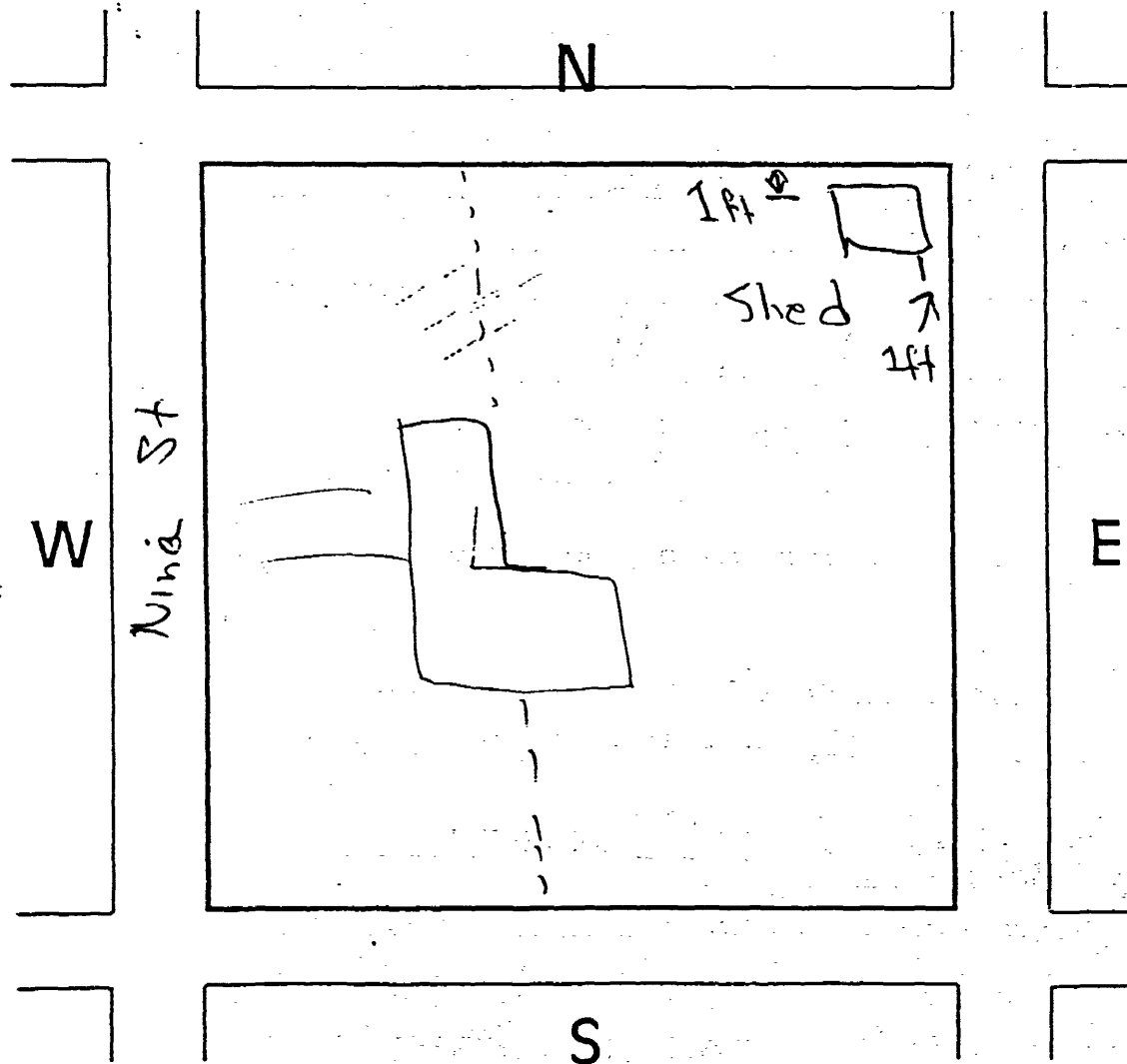
  
\_\_\_\_\_  
Signature of Applicant

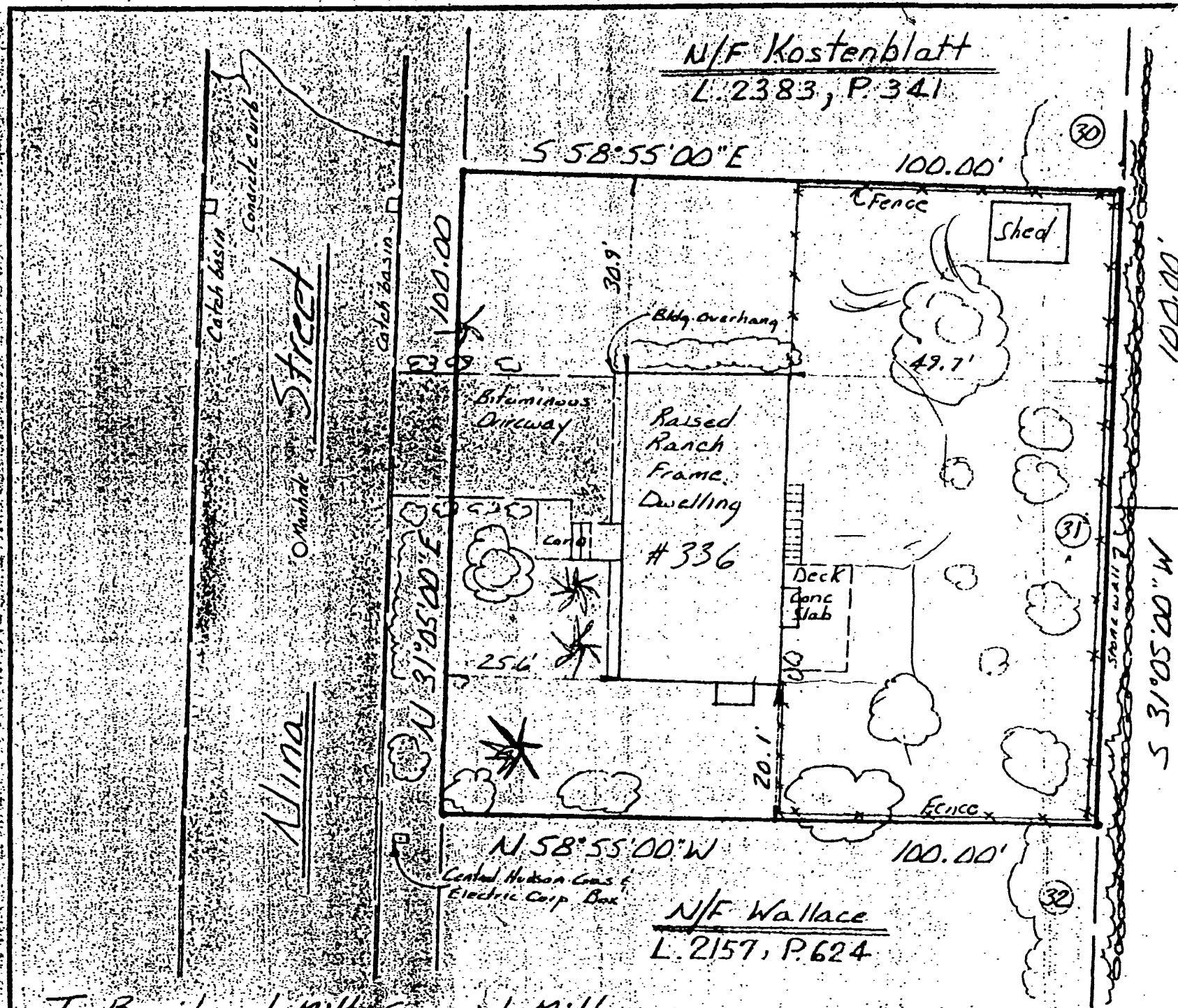
\_\_\_\_\_  
Address of Applicant

**PLOT PLAN**

**NOTE:**

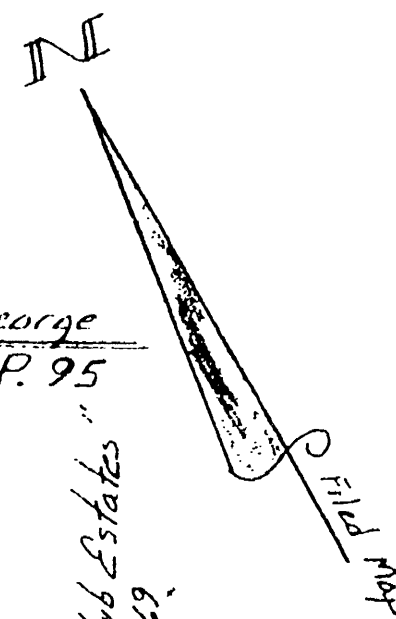
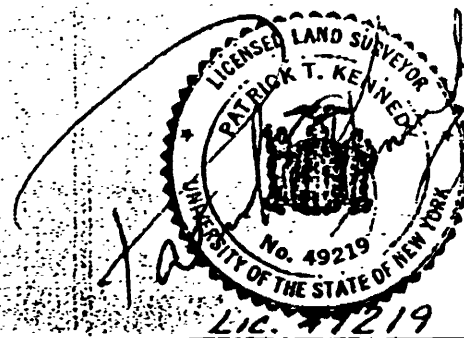
Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





To: Brendan deMilt, Susan deMilt,  
Ulster Savings Bank, Kar Vin Abstract Corp.  
and Commonwealth Land Title Insurance Company  
certified to be a correct and accurate survey.

Dated: April 2, 1987



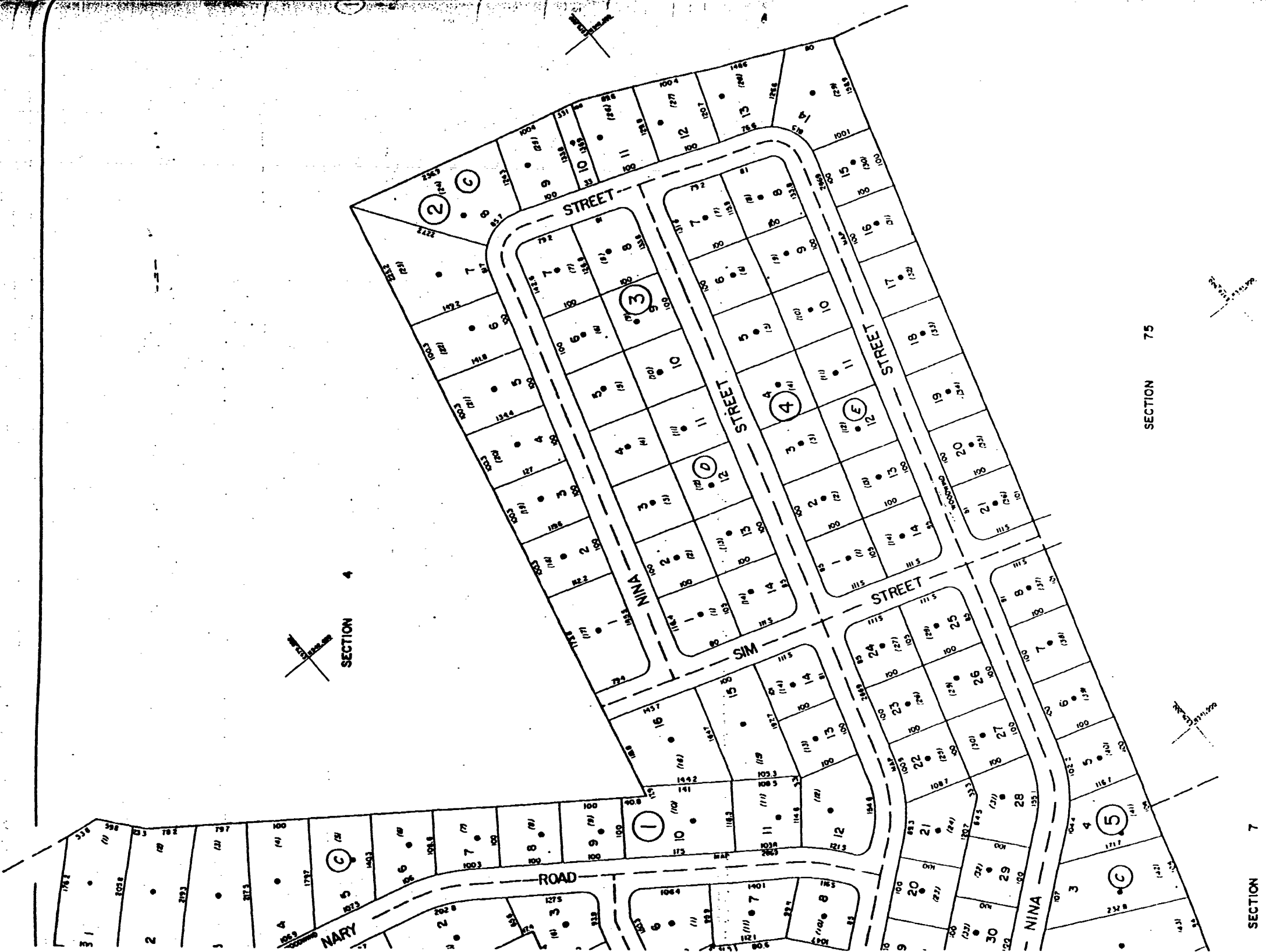
Tax Map Data  
Section: 7  
Block: 2  
Lot: 10

Map Reference  
"Woodwind"  
Dated: February  
Filed Map # 2  
Block C, Lot

Area: 10,000

1. Unauthorized alteration or addition to a survey map bearing a seal is a violation of section 7209, sub-division 2 of the N.Y. Law of Professions.
2. Only copies from the original of this survey marked with an original seal or his embossed seal shall be considered to be valid.
3. Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the Association of Professional Land Surveyors. Said certifications are given for a person for whom the survey is prepared, and on his behalf to the governmental agency and lending institution listed herein, and to any subsequent owner. Certifications are not transferable to additional subsequent owner.
4. Underground improvements or encroachments, if any, are not shown.

|  |              |
|--|--------------|
| Patrick T. Kennedy<br>335 Temple Hill Road New Windsor, New York |              |
| SCALE: 1"=20'  | APPROVED BY: |
| DATE: 11 June 83   |              |
| Survey of Lands for<br>Brendan deMilt & Susan deMilt             |              |
| Town of New Windsor<br>Orange County New York                    |              |



ALL NEWBURGH SCHOOL  
ALL VAILS GATE PL

# ORANGE COUNTY-NEW YORK

TOWN OF NEW WINDSOR

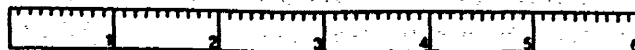
Photo No: 8-339,541 Date of Map: 10-24-72  
Date of Photo: 3-1-65 Date of Revision: 3-1-93

Section No 73

Scale: 1" = 100'

|                     |                    |     |
|---------------------|--------------------|-----|
| FILED PLAN BLOCK NO | 2                  | 3   |
| FILED PLAN LOT NO   | 111                | 112 |
| STATE HIGHWAYS      | NY STATE ROUTE 111 |     |
| COUNTY HIGHWAYS     | COUNTY ROUTE 111   |     |
| TOWN ROADS          |                    |     |

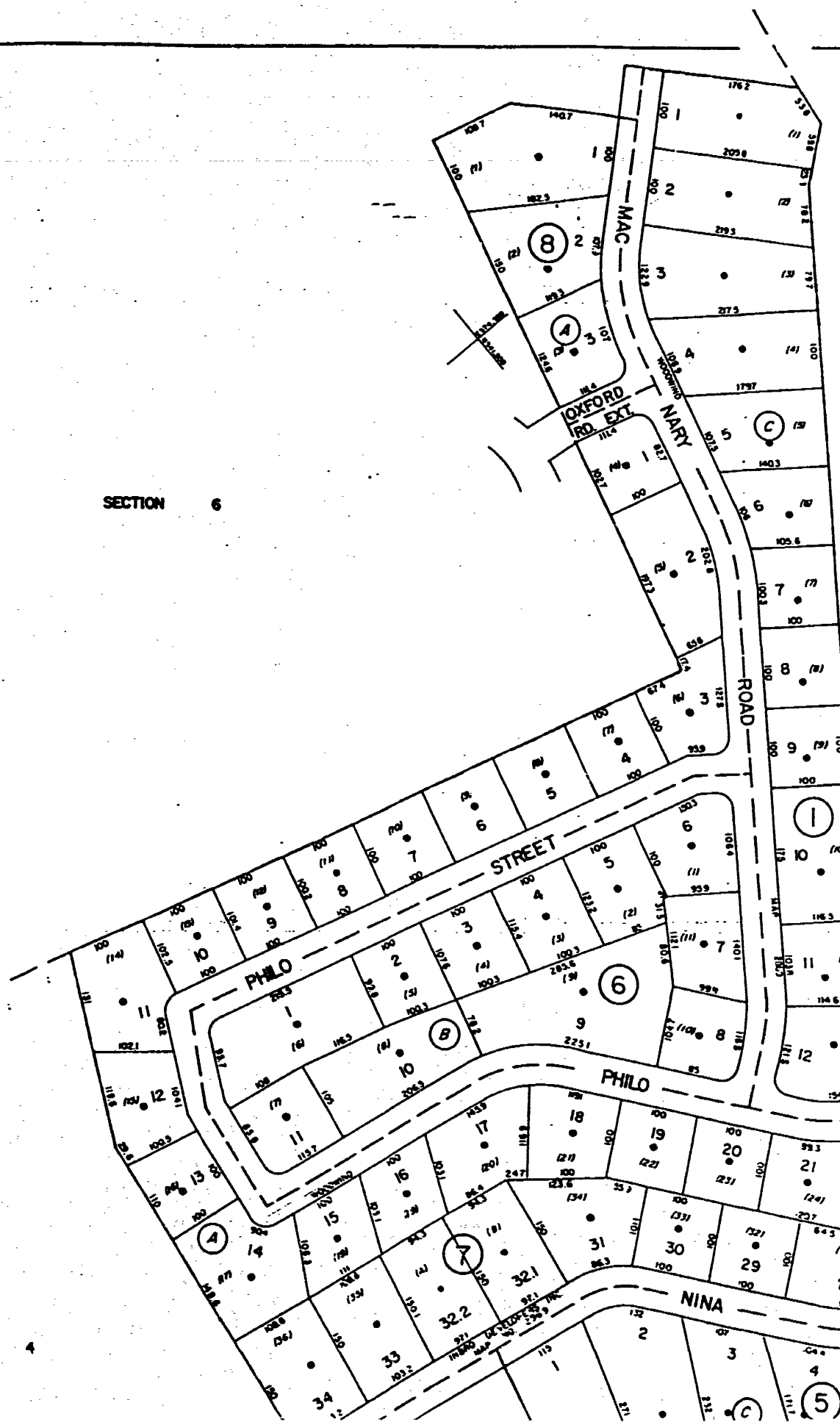
SCALE IN 1/10 OF AN INCH

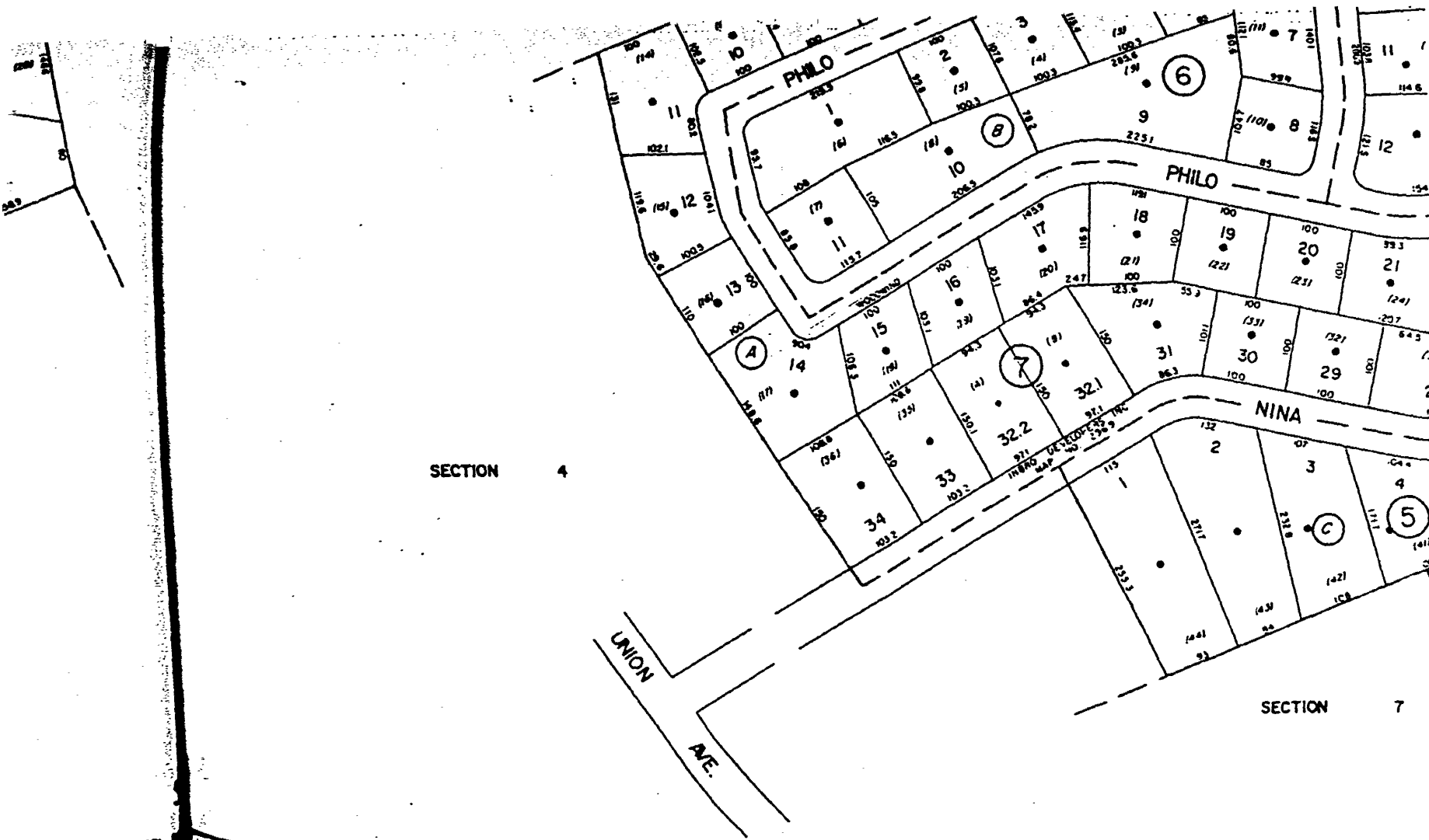


1-800-345-7334

SECTION 6

SECTION 4





L. NEWBURN SCHOOL  
L. VAILS GATE FIRM

W WINDSOR

73

### LEGEND

|                       |                     |                                    |                      |
|-----------------------|---------------------|------------------------------------|----------------------|
| STATE OR COUNTY LINE  | FILED PLAN LOT LINE | TAX MAP BLOCK NO. ⑥                | FILED PLAN BLOCK NO. |
| CITY TOWN OR VILLAGE  | EASEMENT LINE       | TAX MAP PARCEL NO. 32              | FILED PLAN LOT NO.   |
| BLOCK & SECTION LIMIT | MATCH LINE          | AREAS (Deed) 111A (Circuit) 116.2C | STATE HIGHWAYS       |
| SPECIAL DISTRICT LINE | STREAMS             | DIMENSIONS (Deed) 22 (School) 22   | COUNTY HIGHWAYS      |
| PROPERTY LINE         |                     |                                    | TOWN ROADS           |



**DEBORAH GREEN**  
**Notary Public, State of New York**  
**Qualified in Orange County**  
**# 4984065**  
**Commission Expires July 15, 1999**

**PUBLIC NOTICE OF HEARING**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 15

Request of Brendan deMilt

for a VARIANCE of the Zoning Local Law to Permit:

existing shed with insufficient side & rear yards;

being a VARIANCE of Section 48-12 - Table of Use/Bulk Regs. - Gls. F, G

for property situated as follows:

336 Nina Street, New Windsor, N.Y.

known and designated as tax map Section 73, Blk. 2, Lot 16.

SAID HEARING will take place on the 8th day of June, 1998 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent  
Chairman



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

## Assessors Office

May 1, 1998

Mr. Brendan deMilt  
336 Nina St.  
New Windsor, NY 12553

Re: 73-2-16

Dear Mr. deMilt:

According to our records, the attached list of property owners are within the agricultural district which is within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's office.

Sincerely,

*L. Cook/cad*

Leslie Cook  
Sole Assessor

/cad  
Attachments

~~REDACTED~~

71

Ritosa, Joseph & Maria  
323 Burroughs Lane  
New Windsor, NY 12553

Scalia, Joseph M. & Teresa C.  
321 Burroughs Lane  
New Windsor, NY 12553

Brody, Michael & Kathleen M.  
84 Keats Dr.  
New Windsor, NY 12553

Bell, Joseph F. & Angela T.  
82 Keats Dr.  
New Windsor, NY 12553

Lauria, Michael R. & Jane  
86 Keats Dr.  
New Windsor, NY 12553

Marchesani, Anthony T. & Beverley A.  
88 Keats Dr.  
New Windsor, NY 12553

Lennon, James J. & Helene M.  
375 Byron Lane  
New Windsor, NY 12553

Domanico, Edward A. & Kristin A.  
373 Byron Lane  
New Windsor, NY 12553

Berger, Marc David & Barbara  
371 Byron Lane  
New Windsor, NY 12553

Harris, Robert & Billiejo  
369 Byron Lane  
New Windsor, NY 12553

Spencer, Richard M. & Lisa C.  
348 Shelly Rd.  
New Windsor, NY 12553

McManus, Barbara  
350 Shelly Rd.  
New Windsor, NY 12553

Cacciola, Joseph A. & Celeste  
352 Shelly Rd.  
New Windsor, NY 12553

Pielli, Richard P. & Kim A.  
354 Shelly Rd.  
New Windsor, NY 12553

Brophy, Ronald A. & Andrea  
94 Keats Dr.  
New Windsor, NY 12553

Kelliher, Michael & Eileen T.  
372 Byron Lane  
New Windsor, NY 12553

Diker, Larry & Charlotte  
370 Byron Lane  
New Windsor, NY 12553

Rosado, Gustavo  
368 Byron Lane  
New Windsor, NY 12553

Wolfe, Gerald & Eva-Maria  
97 Keats Dr.  
New Windsor, NY 12553

Warren L. Schaefer &  
Marion Knox  
95 Keats Dr.  
New Windsor, NY 12553

D'Esposito, Victor & Rose  
93 Keats Dr.  
New Windsor, NY 12553

Eng, Ben & Irena  
91 Keats Dr.  
New Windsor, NY 12553

Patterson, David R. Jr. & Debra Ann  
89 Keats Dr.  
New Windsor, NY 12553

Ioannidis, Konstantinos & Margarita  
87 Keats Dr.  
New Windsor, NY 12553

Ramos, David & Migdalia  
85 Keats Dr.  
New Windsor, NY 12553

Talbot, Leo C. & Sandra I.  
83 Keats Dr.  
New Windsor, NY 12553

Sulla, Michael &  
Kathleen A. Healy  
380 Frost Lane  
New Windsor, NY 12553

Toromanides, Michael & Eleni  
322 Burroughs Lane  
New Windsor, NY 12553

Cech, Anton & Lucia  
81 Steele Rd.  
New Windsor, NY 12553

Laborer's Local 17 Training & Educational  
Trust Fund  
305B Little Britain Rd.  
Newburgh, NY 12550

Julia T. Bilello & David A. & Julianna  
Racine  
79 Steele Rd.  
New Windsor, NY 12553

Monahan, William R. Jr. & Joyce S.  
75 Steele Rd.  
New Windsor, NY 12553

App, Howard L. & Elsa  
350 Nina St.  
New Windsor, NY 12553

McCrosen, John C. & Kathryn  
348 Nina St.  
New Windsor, NY 12553

Macchiarella, Isidoro & Rosaria  
346 Nina St.  
New Windsor, NY 12553

Joseph M. Wood & Barbara L. Romero  
344 Nina St.  
New Windsor, NY 12553

Stiller, James & Jeanne  
342 Nina St.  
New Windsor, NY 12553

Lehman, Gail  
340 Nina St.  
New Windsor, NY 12553

Kostenblatt, Mary & William  
338 Nina St.  
New Windsor, NY 12553

Wallace, Marilyn  
334 Nina St.  
New Windsor, NY 12553

Cohen, Elliot & Vicki  
332 Nina St.  
New Windsor, NY 12553

Nicolosi, Francis A. & Gerladine  
330 Nina St.  
New Windsor, NY 12553

Farrell, Thomas J. & Joanne M.  
328 Nina St.  
New Windsor, NY 12553

Mittelman, Allen P. & Stephanie L.  
326 Nina St.  
New Windsor, NY 12553

Bernstein, Myron & Phyllis F.  
355 Nina St.  
New Windsor, NY 12553

Stadler, Edward A. Jr. &  
Kathy A. Noll  
353 Nina St.  
New Windsor, NY 12553

Muller, Michael T. Sr. & Sandra L.  
351 Nina St.  
New Windsor, NY 12553

Baskind, Richard S. & Marilene D.  
349 Nina St.  
New Windsor, NY 12553

Kaiser, Fred & Annette  
347 Nina St.  
New Windsor, NY 12553

Murtagh, Patrick &  
Lisa Izzo  
345 Nina St.  
New Windsor, NY 12553

Malaszuk, Peter & Irene  
343 Nina St.  
New Windsor, NY 12553

Grimm, Joseph J. Jr. & Patricia A.  
437 Philo St.  
New Windsor, NY 12553

Cestari, Alfred & Maureen  
435 Philo St.  
New Windsor, NY 12553

Como, Joseph & Elizabeth M.  
433 Philo St.  
New Windsor, NY 12553

Liebgold, Daniel P. & Margaret A.  
801 S. Harrison St., Apt. 335  
Olathe, KS 66061

Guarracino, John J. & Mary C.  
429 Philo St.  
New Windsor, NY 12553

Martin, Kenneth G. & Jeanne  
427 Philo St.  
New Windsor, NY 12553

Hersh, Bob & Rosemary  
444 Philo St.  
New Windsor, NY 12553

Finneran, Thomas & Kathleen  
446 Philo St.  
New Windsor, NY 12553

Corcoran, William  
448 Philo St.  
New Windsor, NY 12553

LG Enterprises Of New Jersey Inc.  
108 Lauren Lane  
Lakehurst, NJ 08733

Hofving, Kevin & Leslie  
452 Philo St.  
New Windsor, NY 12553

Adler, Nina  
454 Philo St.  
New Windsor, NY 12553

Sousa, Ian J. & Filomena  
456 Philo St.  
New Windsor, NY 12553

McKeon, Donald S. & Diana  
339 Nina St.  
New Windsor, NY 12553

Roberts, Ursula  
337 Nina St.  
New Windsor, NY 12553

D'Agostino, Robert & Xiomara  
335 Nina St.  
New Windsor, NY 12553

Enders, Villi P.  
333 Nina St.  
New Windsor, NY 12553

Breakiron, Richard C. &  
Anneke-Jans Bogardus  
331 Nina St.  
New Windsor, NY 12553

Murphy, William S. Jr. & Brandee L.  
140 Shady Lane  
Monterey, CA 93940

Canale, John N. & Catherine A.  
327 Nina St.  
New Windsor, NY 12553

Date ..... 4/28/18 ....., 19.....

# TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553**

TO ..... Francesca ..... DR.

Frances Roth  
168 N. Drury Lane  
Newburgh, N.Y. 12550

| DATE    |                      | CLAIMED      | ALLOWED |
|---------|----------------------|--------------|---------|
| 4/27/98 | Living Board Mtg     | 75.00        |         |
|         | Misc. - 2            |              |         |
|         | Haight - 7           |              |         |
|         | Demilt - 3 13.50     |              |         |
|         | Ciccone - 2          |              |         |
|         | <u>Bagarozzi - 4</u> | <u>81.00</u> |         |
|         | 18                   |              |         |
|         |                      | 156.00       |         |

DEMILT, BRENDAN

MR. NUGENT: Request for 9 ft. side yard and 9 ft. rear yard variances for existing shed at 336 Nina Street in R-4 zone.

Mr. Brendan Demilt appeared before the board for this proposal.

MR. DEMILT: Okay, well, actually I had the shed for 14 years and I came to the original building inspector and asked what I needed to do to put a shed up, if I needed a permit. He told me as long as it's on blocks, not a slab, I didn't need a permit to keep it on my property so I put up a fence at the same time, which I was also told I didn't need a permit for. I refinanced, once I got a home equity, I got a variance to build onto the back of the house and permit for pool last year and nobody ever caught it. And when I went to refinance a few weeks ago, a few days before the closing, I found out that I was in violation. So, needless to say, I want to thank the building inspector's office, they were great in terms of helping me get out there. The fence was a formality, I had the property, I had had it surveyed of course and I paid a surveyor to come back out and put stakes. So there's no question about where the fence was, the shed was this far from the property line so what I did was I hired a contractor to just pull it into the middle of the yard to get the permit so we can start. The closing was delayed for a week as it was. That is all taken care of now. I wanted to get a variance to put a shed back in the corner. Here's the survey map from 1987 showing the shed where it's been for all these years but I had, that survey goes from when I refinanced my house the first time in 1987. I also took a couple of pictures, you can see it's a really small yard only 50 x 100 and there's an addition now a pool which of course has a permit and all that. And I also took some pictures so you can see the shed pulled into the yard, how, you know, the space behind it and how little room we have so all I was looking to do was get a permit to a variance rather to put the shed back, I put one foot just to pick a number. The rear fence is actually about 3 feet from the property line, there's a stone wall back there and



the stone wall runs down the property line. So when we put up the fence originally we put it inside the stone wall cause we didn't want to mess with it, on the other side, my next door neighbor, the fence is a few inches inside the property line, the shed was just that far so you would could walk behind it. The shed's 8 x 12 sitting on blocks, peak is about ten, it's a nice, I spent, you know, in 1986, I spent about \$1,000 having it built. It's a nice wood shed so hopefully, I can get a variance and put it back to where it belongs. Like I said, I wanted to thank the building inspector's office which he, I found out you guys gave me all the information, I took care of it all. I know people come and complain, I want to say thank you and it's not a complaint, it was a surprise.

MR. REIS: Mr. Demilt, you haven't had any complaints from your neighbors in the 14 years of the shed being in the corner?

MR. DEMILT: No, my next door neighbor was kind of shocked.

MR. KRIEGER: Which part of the the saga did he find shocking?

MS. BARNHART: Moving the structure back and forth.

MR. DEMILT: That was what got him, if I had a lot of time, we would have come here first, it was cheaper just to pay him. As a matter of fact, he left the 4 x 4's, he put it on rollers and slid the whole thing over.

MR. NUGENT: Gentlemen and ladies, what's your pleasure?

MS. OWEN: I make motion that we set up the public hearing for Mr. Demilt for his variance for 9 foot side yard and 9 foot rear yard.

MR. REIS: Second it.

ROLL CALL

April 27, 1998

11

|            |     |
|------------|-----|
| MS. OWEN   | AYE |
| MR. REIS   | AYE |
| MR. TORLEY | AYE |
| MR. NUGENT | AYE |

MR. KRIEGER: When you come back for the public hearing, if you would address yourself to the criteria listed on that sheet, that would be helpful, since the state requires that the board consider those criteria.

MR. DEMILT: Okay. I seem to remember getting a variance before a whole set of instructions and a mailing list.

MS. BARNHART: There is your instructions and you have to call the assessor's office, it's on the instructions. If you have any problems, give me a call, okay?

MR. DEMILT: Thank you.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 98-15

Date: 4-28-98

I. ☒ Applicant Information:

- (a) Prendan deMilt, 336 Nina St., New Windsor 561-5843  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ☒ Property Information:

- (a) 336 Nina St. 73-2-16 10,000 S.F.  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? \_\_\_\_\_
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 1983
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? Yes  
If so, when? 1991 (9-11)
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow: \_\_\_\_\_  
(Describe proposal) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes \_\_\_\_\_ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

| <u>Requirements</u>          | <u>Proposed or Available</u> | <u>Variance Request</u> |
|------------------------------|------------------------------|-------------------------|
| Min. Lot Area _____          | _____                        | _____                   |
| Min. Lot Width _____         | _____                        | _____                   |
| Reqd. Front Yd. _____        | _____                        | _____                   |
| Reqd. Side Yd. _____         | _____                        | _____                   |
| Reqd. Rear Yd. _____         | _____                        | _____                   |
| Reqd. Street Frontage* _____ | _____                        | _____                   |
| Max. Bldg. Hgt. _____        | _____                        | _____                   |
| Min. Floor Area* _____       | _____                        | _____                   |
| Dev. Coverage* _____ %       | _____ %                      | _____ %                 |
| Floor Area Ratio** _____     | _____                        | _____                   |
| Parking Area _____           | _____                        | _____                   |

\* Residential Districts only

\*\* No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, \_\_\_\_\_ Regs.

|         | <u>Requirements</u> | <u>Proposed or Available</u> | <u>Variance Request</u> |
|---------|---------------------|------------------------------|-------------------------|
| Sign 1  | _____               | _____                        | _____                   |
| Sign .. | _____               | _____                        | _____                   |
| Sign 3  | _____               | _____                        | _____                   |
| Sign    | _____               | _____                        | _____                   |
|         | _____               | _____                        | _____                   |
|         | _____               | _____                        | _____                   |

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?
- \_\_\_\_\_
- \_\_\_\_\_

VII. Interpretation. *N/A*

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the proposal before the Board:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

✓ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or



(b) Variance: Granted (\_\_\_\_) Denied (\_\_\_\_)

(c) Restrictions or conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

12 TRUEX DRIVE #97-36 R-4 ZONE 01/26/98  
GRANTED WAS AN 8 FT. REAR YARD VARIANCE FOR RECONSTRUCTION OF DECK AT  
ABOVE RESIDENCE.

70-1-17.1 JACZKO, ROBERT, SR./ CAROLYN AREA VARIANCE GRANTED  
18 HAIGHT DRIVE #97-37 R-4 ZONE 12/08/97  
REQUEST FOR 3 FT. SIDE YARD AND 2.8 FT. FRONT YARD VARIANCE TO CONSTRUCT  
ATTACHED GARAGE AT ABOVE RESIDENCE IN R-4 ZONE.

71-3-3 PANELLA, GRACE SIGN VARIANCE GRANTED  
2 HEARTHSTONE WAY C ZONE #96-43 10/28/96  
REQUEST FOR 56 S.F. SIGN AREA VARIANCE AND 3 FT. SIGN HEIGHT FOR A DOUBLE-FACED  
SIGN, FREE-STANDING AT 356 WINDSOR HIGHWAY (BAKERY LOCATION).

73-2-16 DEMILT, BRENDAN AREA VARIANCE GRANTED  
536 NINA STREET #91-11 R-4 ZONE 5/31/91  
REQUEST GRANTED FOR 7 FT. REAR YARD VARIANCE TO CONSTRUCT A FAMILY ROOM  
WITH SCREEN-IN PORCH AT ABOVE RESIDENCE.

78-2-18 MOODNA DEVELOPMENT COMPANY, INC. REAR YARD GRANTED  
#85-47 - REAR YARD VARIANCE. CL-1 ZONE  
REQUEST FOR 9 FT. REAR YARD VARIANCE GRANTED ON JANUARY 13, 1986.

78-6-1 DIETZ, JAMES AREA VARIANCE GRANTED  
220 BUTTERHILL DRIVE #97-15 CL-1 04/14/97  
REQUEST FOR 10 FT. REAR YARD VARIANCE TO ALLOW CONSTRUCTION OF A POOL DECK  
IN A CL-1 ZONE.

78-7-3 NUCIFORE, THOMAS C. & KATHY G. AREA VARIANCE GRANTED  
77 CREAMERY DRIVE #96-41 CL-1  
REQUEST FOR 8 FT. REAR YARD VARIANCE FOR EXISTING SHED LOCATED AT 77  
CREAMERY DRIVE IN A CL-1 ZONE.

78-9-25 RADICH, STEVEN AREA VARIANCE GRANTED  
27 GUERNSEY DRIVE CL-1 ZONE #96-32 07/08/96  
REQUEST FOR 2 FT. REAR YARD VARIANCE FOR DECK AT ABOVE RESIDENCE.

78-11-2 TARSIO, JANINE AREA VARIANCE GRANTED  
216 DAIRY LANE CL-1 ZONE #97-1 04/14/97  
REQUEST FOR 22 FT. REAR YARD VARIANCE FOR EXISTING POOL DECK AT THE ABOVE  
LOCATION IN A CL-1 ZONE.

80-1-28 PRUDENTI, ELIZABETH & REED, BARBARA - AREA VARIANCE GRANTED  
76 GUERNSEY DRIVE CL-1 ZONE #96-48 01/13/97  
REQUEST FOR 1 FT. MAXIMUM FENCE HEIGHT VARIANCE FOR EXISTING 5 FT. FENCE IN  
VARIATION OF SEC. 48-14(C)(1)(c)[1] OF THE SUPPL. YARD REGULATIONS FOR FENCE AT GUERNSEY  
DRIVE ADDRESS.

80-4-1 SURACI, JAMES AREA VARIANCE GRANTED  
202 BUTTERHILL DRIVE CL-1 ZONE #97-21  
REQUEST FOR 11.8 FT. REAR YARD VARIANCE TO CONSTRUCT DECK AT RESIDENCE  
LOCATED AT 202 BUTTERHILL DRIVE.

80-5-2 CASEY, JOHN L. AREA VARIANCE #97-27 GRANTED  
111 CREAMERY DRIVE CL-1 ZONE 9/22/97  
REQUEST FOR 16 FT. REAR YARD VARIANCE TO CONSTRUCT 14 X 16 FAMILY ROOM  
ADDITION AT ABOVE RESIDENCE.





BEING the same premises conveyed to Robert Fisher and Robert Mackey by Paul Savad as Executor of Richard Farrell and Roslyn Farrell by deed dated January 21, 1983 and recorded in the Orange County Clerk's Office on January 24, 1983 in Liber 2242 of deeds at page 993.

*The premises are further described according to a recent survey as follows:*

ALL that certain lot, piece or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, known as Lot 31, Block C on a map entitled "Woodwind" dated February, 1972 and filed in the Office of the Orange County Clerk as Map #2869 and being more particularly bounded and described as follows:

BEGINNING at a point in the easterly line of Nina Street, said point being the northwest corner of the herein described lot; 1) S 58° 50' 00" E, 100.00 feet along lands now or formerly of Samuels, thence; 2) S 31° 05' 00" W, 100.00 feet along lands now or formerly of George and lands now or formerly of Eng, thence; 3) N 58° 55' 00" W, 100.00 feet along lands now or formerly of Wallace, thence; 4) N 31° 05' 00" E, 100.00 feet along the easterly line of Nina Street to the point of beginning.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

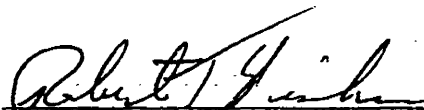
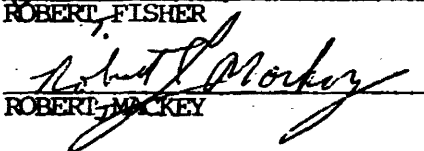
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

COMMUNITY TRUST BANK OF ST. LOUIS  
ST. LOUIS, MO.  
WITNESSES

  
ROBERT FISHER  
  
ROBERT L. MACKEY

## STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On, the 19<sup>th</sup> day of April, 1983, before me personally came

ROBERT FISHER and ROBERT MACKEY

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*Margo P. Walsh*

MARGO P. WALSH

Notary Public, State of New York  
Orange County

Commission Expires March 30, 1985

## STATE OF NEW YORK, COUNTY OF

ss:

On the            day of            19           , before me personally came  
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the  
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

## STATE OF NEW YORK, COUNTY OF

ss:

On the            day of            19           , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

LIBER 2256 PG 76

## STATE OF NEW YORK, COUNTY OF

ss:

On the            day of            19           , before me personally came  
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. NW-204

ROBERT FISHER and ROBERT MACKEY

TO  
BRENDAN deMILT and SUSAN D. deMILT

**KAR-VIN ABSTRACT CORP.**  
P.O. Box 47G  
Cornwall, N.Y. 12518  
(914) 534-3854

SECTION

BLOCK

LOT

COUNTY OR TOWN

*Return*  
*Stephen J. Duggan m*  
*Duggan, Coth and Dunn's*  
*OR #2, Temple Hill Rd*

RETURN BY MAIL TO:

~~WILLIAM J. LARKIN, III, ESQ~~  
~~10 South Plains Road~~  
~~Newburgh, New York 12550~~

Zip No.

*Chy Kar-*

Reserve this space for use of Recording Office.

RECEIVED  
\$ 12.60  
REAL ESTATE  
JUL 7 1983  
TRANSFER  
ORANGE  
COUNTY  
*a*

Orange County Clerk's Office, S.S.

Recorded by the .....

of .....

checked .....

... at page 74...

and Examined.

*Marion S. Murphy*

Clerk